

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

8/13-15 May Street, Doncaster East Vic 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$650,000 & \$690,000

Median sale price

Median price \$1,301,000 Property Type Townhouse Suburb Doncaster East

Period - From 02/10/2022 to 01/10/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	18a Churchill St DONCASTER EAST 3109	\$920,000	15/06/2023
2	3/125 King St TEMPLESTOWE 3106	\$816,000	06/05/2023
3	10/13 May St DONCASTER EAST 3109	\$800,000	11/03/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

02/10/2023 16:55



 2  2  1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$650,000 - \$690,000

Median Townhouse Price

02/10/2022 - 01/10/2023: \$1,301,000

Comparable Properties



18a Churchill St DONCASTER EAST 3109
(REI/VG)

Agent Comments

 2  2  2

Price: \$920,000

Method: Sold Before Auction

Date: 15/06/2023

Property Type: Townhouse (Res)

Land Size: 264 sqm approx



3/125 King St TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 3  3  1

Price: \$816,000

Method: Auction Sale

Date: 06/05/2023

Property Type: Townhouse (Res)

Land Size: 123 sqm approx



10/13 May St DONCASTER EAST 3109
(REI/VG)

Agent Comments

 3  2  2

Price: \$800,000

Method: Auction Sale

Date: 11/03/2023

Property Type: Townhouse (Res)